

PLAT OF CHERRY HILL, DIV. 6

ISLAND COUNTY PARCEL NO. R13334-461-4834

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS AND MORTGAGE HOLDERS OF THE LAND HEREBY PLATTED, BEING TO SAID PLAT AND GRANT TO THE USE OF CHERRY HILL COMMUNITY ASSOCIATION FOR ALL PRIVATE STREETS AND AVENUES SHOWN HEREON AND USE THEREOF FOR ALL PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR HIGHWAY PURPOSES, ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE STREETS AND BLOCKS ON THIS PLAT IN THE ORIGINAL REASONABLE GRADING OF THE STREETS AND AVENUES SHOWN HEREON, ALSO THE RIGHT TO DRAIN THE STREETS AND AVENUES OVER AND ACROSS ANY LOT, TRACT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREET IS GRADED, GRANTED HEREBY IS A WAIVER OF ALL CLAIMS FOR DAMAGES AGAINST THE CHERRY HILL COMMUNITY ASSOCIATION WHICH MAY BE OCCASIONED TO THE ADJACENT LANDS WITHIN THE PLAT BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID STREETS, THE MAINTENANCE OF ALL PRIVATE STREETS SHALL BE THE RESPONSIBILITY OF THE CHERRY HILL COMMUNITY ASSOCIATION.

ALL MINERAL RIGHTS TO THE PROPERTY HEREIN DESCRIBED ARE HEREBY RETAINED BY THE DECLARANT.

A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, APPLICABLE TO ALL LOTS IN THIS PLAT IS RECORDED UNDER AUDITOR'S FILE NO. 409999 IN THE RECORDS OF ISLAND COUNTY, WASHINGTON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 24 DAY OF MARCH, 2004

ASPENWOOD HOMES, INC. WHIDBEY ISLAND BANK  
PETER THOMPSON, VICE PRESIDENT MICHAEL D. CANN, PRESIDENT

ACKNOWLEDGMENTS

I, CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT PETER THOMPSON IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE PRESIDENT OF ASPENWOOD HOMES INC., A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH CORPORATION FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: MARCH 24, 2004

Shirley J. Carter  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT 1011 1st Ave S, Everett, WA 98201  
MY COMMISSION EXPIRES 10/18/07

STATE OF WASHINGTON )  
COUNTY OF ISLAND ) SS

I, CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT MICHAEL D. CANN IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE PRESIDENT OF WHIDBEY ISLAND BANK, A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH CORPORATION FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: MARCH 22, 2004

Shirley J. Carter  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT 1011 1st Ave S, Everett, WA 98201  
MY COMMISSION EXPIRES 10/18/07

EASEMENT RESERVATIONS

1. UTILITY EASEMENT: AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO CHERRY HILL COMMUNITY ASSOCIATION, CITY OF OAK HARBOR, PUGET SOUND ENERGY, VERIZON NORTHWEST, CASCADE NATURAL GAS CORPORATION, U.S. POSTAL SERVICE, COMCAST, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE PRIVATE STREETS AND UNDER AND UPON TRACT A AND LOTS 93 AND 101 AS SHOWN HEREON IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN, AND REMOVE UTILITY SYSTEMS, LINES, FITURES AND APPURTENANCES ATTACHED THERETO, FOR THE PURPOSES OF PROVIDING UTILITY SERVICES TO THE SUBDIVISION AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES STATED, WITH THE UNDERSTANDING THAT ANY GRANTEE SHALL BE RESPONSIBLE FOR ALL UNNECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION.

2. ACCESS EASEMENT: AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO LOT OWNERS IN THIS PLAT, THE CITY OF OAK HARBOR AND TO THE PUBLIC FOR INGRESS AND EGRESS OVER AND ACROSS THE PRIVATE STREET SHOWN HEREON, INCLUDING PEDESTRIAN ACCESS, ALONG ALL PATHWAYS AS CONSTRUCTED AND AS SHOWN WITHIN THE PRD PLAN, ACCESS RIGHTS OF THE PUBLIC ARE SUBJECT TO THE RULES AND REGULATIONS OF THE CHERRY HILL COMMUNITY ASSOCIATION, THE MAINTENANCE OF ALL PRIVATE STREETS AND COMMUNITY LANDSCAPING IS THE RESPONSIBILITY OF THE CHERRY HILL COMMUNITY ASSOCIATION (SEE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS REFERENCED HEREIN).

LAND DESCRIPTION

THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 33 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, ISLAND COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF THE PLAT OF CHERRY HILL, DIV. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGES 210, 211, AND 212, RECORDS OF ISLAND COUNTY, THENCE  
SOUTH 88° 15' 15" EAST ALONG THE SOUTH BOUNDARY THEREOF, BEING ALSO ALONG THE NORTH-RIGHT-OF-WAY MARGIN OF WAY CROSBY AVE., A DISTANCE OF 68.00 FEET TO THE TRUE POINT OF BEGINNING, BEING A POINT OF CUT WITH A TANGENT CURVE FROM WHICH A RADIAL LINE BEARS  
NORTH 01° 44' 45" EAST TO THE RADIAL POINT; THENCE CONTINUING ALONG THE BOUNDARY OF SAID PLAT OF CHERRY HILL, DIV. 2, THE FOLLOWING COURSES AND DISTANCES, WESTERLY AND NORTHERLY ALONG SAID CURVE, BEING TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 89° 40' 37", AN ARC DISTANCE OF 31.30 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT, FROM WHICH A RADIAL LINE BEARS  
NORTH 88° 34' 38" WEST TO THE RADIAL POINT; THENCE NORTHERLY ALONG SAID REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 108.46 FEET, THROUGH A CENTRAL ANGLE OF 23° 56' 02", AN ARC DISTANCE OF 45.72 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT, FROM WHICH A RADIAL LINE BEARS  
NORTH 87° 29' 20" EAST TO THE RADIAL POINT; THENCE NORTHERLY ALONG SAID REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 138.50 FEET, THROUGH A CENTRAL ANGLE OF 27° 59' 29", AN ARC DISTANCE OF 67.66 FEET; THENCE  
LEFT FROM WHICH A RADIAL LINE BEARS  
NORTH 04° 31' 11" WEST TO THE RADIAL POINT; THENCE NORTHERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 513.00 FEET, THROUGH A CENTRAL ANGLE OF 04° 28' 52", AN ARC DISTANCE OF 40.12 FEET TO THE SOUTHWEST CORNER OF THE PLAT OF CHERRY HILL, DIV.3, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGES 220, 221, AND 222, RECORDS OF ISLAND COUNTY; THENCE EASTERLY ALONG SOUTH BOUNDARY OF SAID PLAT THE FOLLOWING COURSES AND DISTANCES:  
SOUTH 88° 15' 15" EAST 331.84 FEET; THENCE  
SOUTH 01° 44' 45" WEST 46.66 FEET; THENCE  
SOUTH 88° 15' 15" EAST 123.53 FEET; THENCE, LEAVING SAID SOUTH BOUNDARY, SOUTH 01° 44' 45" WEST 182.50 FEET TO AFORESAID NORTH RIGHT OF WAY MARGIN OF NORTHWEST CROSBY AVENUE; THENCE  
NORTH 88° 15' 15" WEST ALONG SAID NORTH MARGIN, A DISTANCE OF 418.66 FEET TO THE TRUE POINT OF BEGINNING.  
SITUATE IN ISLAND COUNTY, WASHINGTON

NOTES

1. BEARING SYSTEM IS BASED UPON THE WASHINGTON COORDINATE SYSTEM, NORTH ZONE.
2. CERTIFICATION, AS CONTAINED HEREIN, COMPRISES THE DECLARATION OF THE SURVEYOR'S PROFESSIONAL JUDGMENT, IT DOES NOT CONSTITUTE A WARRANTY OR A GUARANTEE, EXPRESSED OR IMPLIED, NOR DOES IT RELIEVE ANY OTHER PARTY OF HIS RESPONSIBILITY TO ABIDE BY CONTRACT DOCUMENTS, APPLICABLE CODES, STANDARDS, REGULATIONS AND ORDINANCES.
3. ALL LOT CORNERS ARE MARKED UPON THE GROUND WITH AN IRON PIN AND PLASTIC CAP MARKED "TK, LS 11941" UNLESS NOTED OTHERWISE.
4. SURVEY EQUIPMENT USED FOR FIELD SURVEY IS A TOPCON GTS-4 WITH RETRO PRISMS [+/- (5mm+3ppm), +/-5"] CALIBRATED AT NGS BASELINE "BAYVIEW", FEB. 12, 2003
5. TRACT "A" AND PRIVATE STREET ARE DESIGNATED AS COMMUNITY OWNED SPACE, AND ARE TO BE OWNED AND MAINTAINED BY THE CHERRY HILL COMMUNITY ASSOCIATION.
6. STORM DRAIN MAINTENANCE AND CLEANING WILL BE THE CHERRY HILL COMMUNITY ASSOCIATION'S RESPONSIBILITY AND MUST BE MAINTAINED TO THE CITY'S BEST MANAGEMENT PRACTICES STANDARDS.
7. ON THE PLAT OF CHERRY HILL, DIV. 2, THE DISTANCES OF 36.00 & 802.70 WERE SHOWN AS 36.00 AND 800.70, RESPECTIVELY, REF AFFIDAVIT OF CORRECTION, AUDITOR'S FILE NO. 4097205, RECORDS OF ISLAND COUNTY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF CHERRY HILL, DIV. 6, IS BASED UPON AN ACTUAL SURVEY OF SECTION 34, TOWNSHIP 33 NORTH, RANGE 1 EAST W.M.; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON; THAT THE MONUMENTS HAVE BEEN SET AND THE LOT AND BLOCK CORNERS STAKED CORRECTLY ON THE GROUND; AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS.

Robert D. Gray  
ROBERT D. GRAY, PLS. CERTIFICATE NO. 11941

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS OF ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE ARE PAID IN FULL, THIS 24 DAY OF MARCH, 2004.

Douglas Wernman  
DOUGLAS WERNMAN  
CITY OF OAK HARBOR FINANCE DIRECTOR

James A. Wilbur  
JAMES A. WILBUR  
DEPUTY TREASURER

APPROVALS

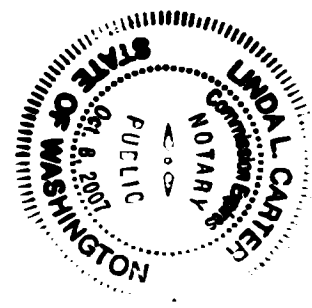
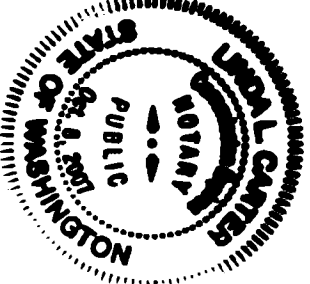
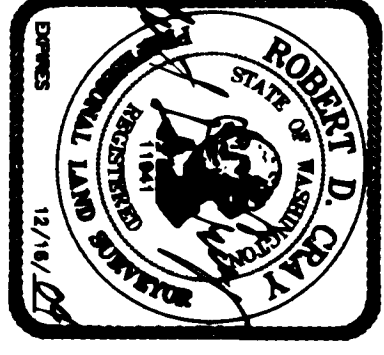
EXAMINED AND APPROVED THIS 22<sup>nd</sup> DAY OF MARCH, 2004  
Diana Benfield  
DIANA BENFIELD, P.E.  
OAK HARBOR CITY ENGINEER

APPROVED BY THE CITY COUNCIL OF OAK HARBOR, WASHINGTON, THIS 23 DAY OF February, 2004

Patricia A. Cohen  
PATRICIA A. COHEN, MAYOR

CERTIFICATE OF TITLE  
RECORDED MARCH 24, 2004 IN VOLUME 409999 PAGES OF 3  
UNDER AUDITOR'S FILE NO. 409999 RECORDS OF ISLAND COUNTY, WASHINGTON.

AUDITOR'S CERTIFICATE  
FILED FOR RECORD AT THE REQUEST OF FAKKEMA & KINGMA, INC. ON 2004 THIS 24 DAY OF MARCH, 2004, UNDER AUDITOR'S FILE NO. 409999 RECORDS OF ISLAND COUNTY, WASHINGTON.  
Suzanne Singair  
SUZANNE SINGAIR  
DEPUTY AUDITOR



OWNER  
ASPENWOOD HOMES, INC.  
549 NW 12TH LOOP  
OAK HARBOR, WASHINGTON 98277  
(360) 675-5110

DRAWN BY: <u>KMH</u>				DATE: <u>11/26/03</u>		SCALE: <u>AS NOTED</u>		PROJECT NO: <u>3967</u>	
SUPERVISED BY: <u>KMH</u>				DATE: <u>2/17/04</u>		SCALE: <u>AS NOTED</u>		PROJECT NO: <u>3967</u>	
OAK HARBOR									
A PRD IN SECTION 34, TWP 33 N, R 1 E, W.M.									
PLAT OF CHERRY HILL, DIV. 6									
WASHINGTON									
FAKKEMA & KINGMA, INC.									
CONSULTING ENGINEERS & SURVEYORS									
840 SE 8TH AVE SUITE 102 Oak Harbor, WA 98277 (360) 675-5973									

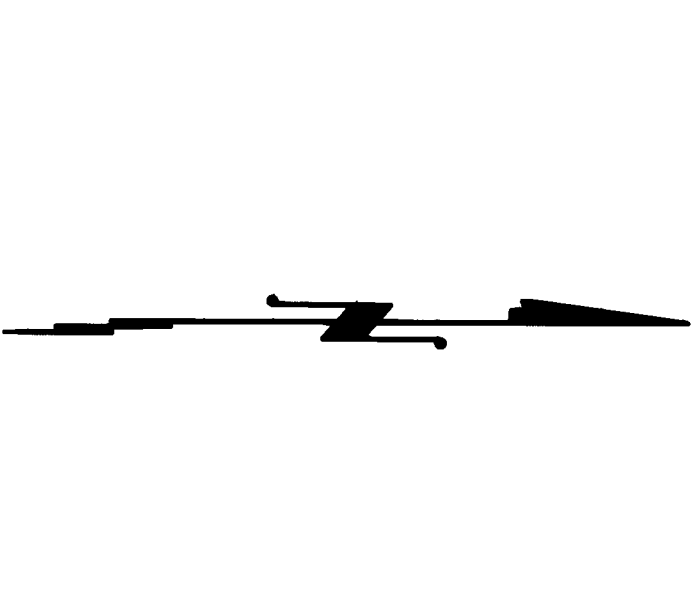
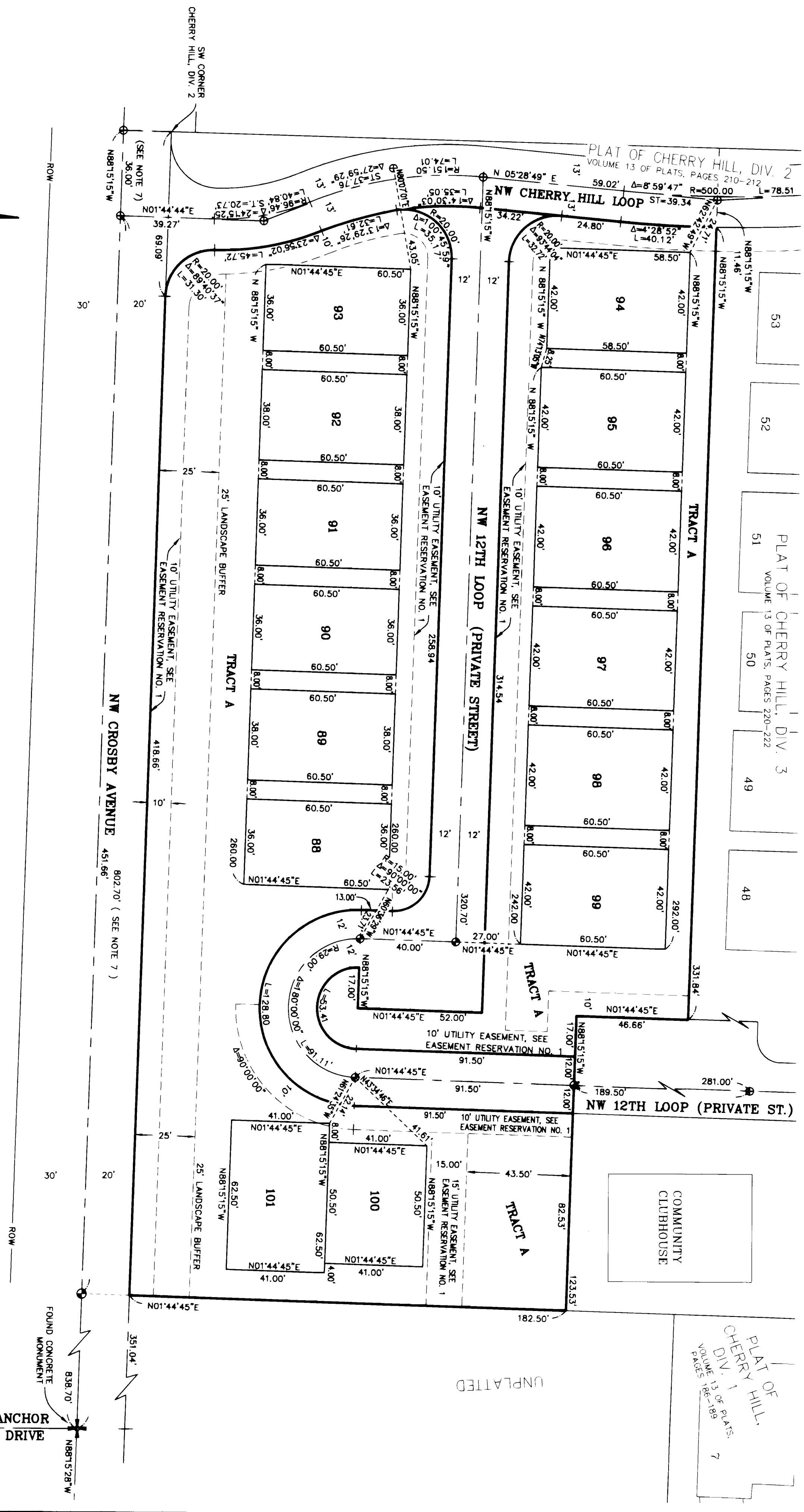
\\DATA\AND\PROJECTS\987CHERRY HILL-DIV-6\PLAT 3467-0-06000.DWG

PLAT OF CHERRY HILL, DIV. 6

ISLAND COUNTY PARCEL NO. R13334-461-4834

PLAT OF CHERRY HILL, DIV. 3  
VOLUME 13 OF PLATS, PAGES 220-222

PLAT OF  
CHERRY HILL,  
DIV. 1  
VOLUME 13 OF PLATS,  
PAGES 186-189



- ALUMINUM SURFACE MONUMENT SET THIS SURVEY, MARKED: FK, LS 11941
- EXISTING ALUMINUM SURFACE MONUMENT, MARKED: R.P. FAKKEMA, LS 8947
- CONCRETE MONUMENT SET THIS SURVEY, MARKED: FK, LS 11941
- EXISTING CONCRETE MONUMENT IN CASE

NORTHEAST 1/4, SECTION 34, TWP 33 N, R 1 E, W.M.

PLAT OF CHERRY HILL, DIV. 6			
A PRD IN SECTION 34, TWP 33 N, R 1 E, W.M.			
OAK HARBOR			
SURVEYED BY MAM			
DATE 2/17/04			
FARKEMA & KINGMA, INC.			
CONSULTING ENGINEERS & SURVEYORS			
940 SE 8TH AVE. SUITE 100, ANCHORAGE, AK 99501-5973			
DRAWN BY KWH			
DATE 11/26/03			
SCALE 1" = 30'			
PROJECT NO 3967			
SHEET NO 2 OF 2			